

# PRELIMINARY REPORT

## I: West Road (Pinafore Lane)

**APPLICANT:** Boyer Properties, LLC

**JURISDICTION:** ETJ

**PRECINCT:** Harris County Pct. 2

**COUNCIL DISTRICT:** N/A

### **PROPOSAL:**

Boyer Properties, LLC – on behalf of Luthe, LP, Robert Thomas, and Lionel Rodriguez – is requesting the deletion of a segment of the proposed Major Thoroughfare West Road (Pinafore Lane), from Luthe Road to Reeveston Road in the Major Thoroughfare and Freeway Plan (MTFP).

### **APPLICANT'S JUSTIFICATION and HISTORY:**

The applicant states that the proposed alignment of West Road (Pinafore Lane) would hinder or eliminate the owners' ability to develop their perspective properties. West Road (Pinafore Lane) is a proposed east/west Major Throughfare that once constructed, will traverse across three separate parcels: A, B, and C. The first parcel, Parcel A, would be cut in half by the alignment of the proposed Major Throughfare and thereby leave non-contiguous parcels to the proposed corridor. Additionally, the applicant states that Parcel A is approximately 5.8-acres with a developable area of approximately 5.5-acres, and as part of the development plans, the owner of Parcel A is required to install a detention pond that will require approximately 1.8-acres of the land. The applicant states that if the proposed Major Thoroughfare is constructed, the 100 feet requirement for the right-of-way (ROW) necessary to construct the Major Thoroughfare would take at least 1.1-acre. This would cause the owner of Parcel A undue hardship, as the owner would be left with small, non-contiguous, and undevelopable parcels.

Further, the applicant states that both Parcels B and C are also hindered and would be rendered undevelopable by the proposed Major Thoroughfare. The applicant contends that the construction of Major Thoroughfare West Road (Pinafore Lane), will cause a reduction in both of the properties' utility or eliminate them entirely. The applicant asserts that Parcels B and C are 165 feet wide, and the required ROW for the proposed Major Thoroughfare is 100 feet. According to the applicant, if the proposed Thoroughfare is constructed, Parcel B would be severely diminished on the west end and Parcel C would be almost eliminated, causing the usefulness of those two properties to be eliminated.

Additionally, the applicant states that the existing businesses that operate on Parcels A, B, and C, would be adversely impacted and displaced. Lastly, the applicant states that no changes to the Thoroughfare pattern will be created by removal of the proposed West Road (Pinafore Lane) from the MTFP, as the proposed segment of West Road (Pinafore Lane) does not currently exist.

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